

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1110/93

Depvale Properties Ltd
c/o Poulter & Francis
57 Marlowes
Hemel Hempstead
Herts

Robert Crawford Architect
Post Cottage
Lindsell
Dunmow
Essex

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

land at Stratford Way, Hemel Hempstead, Herts

OFFICE DEVELOPMENT AND CAR PARKING (RENEWAL)

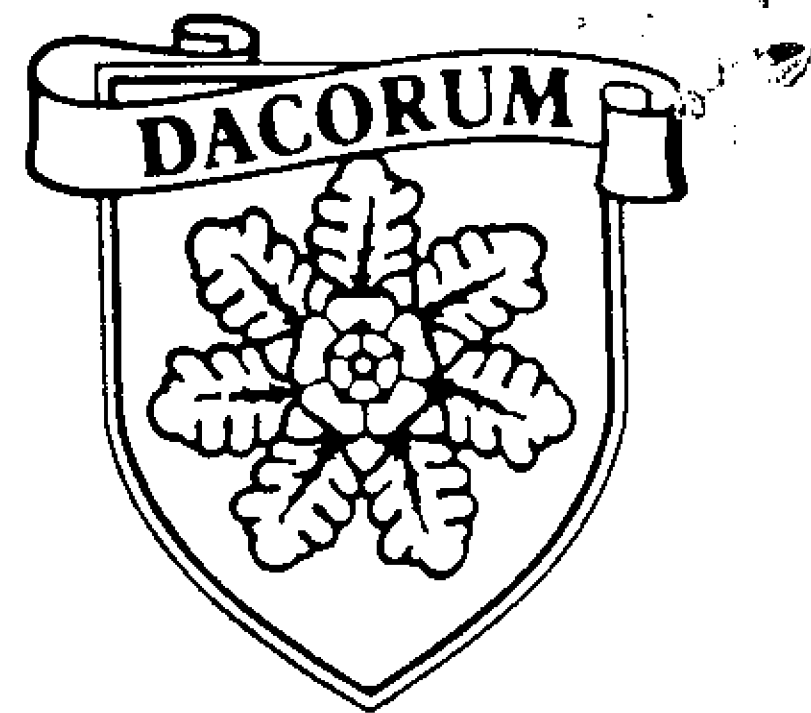
Your application for *outline planning permission* dated 12.08.1993 and received on 13.08.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).



Director of Planning.

Date of Decision: 17.09.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1110/93

Date of Decision: 17.09.1993

- 1a. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto, and the landscaping of the site (hereinafter referred to as 'the reserved matters') shall be obtained from the local planning authority.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

- 1b. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this letter.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To maintain and enhance visual amenity.

5. No part of the office development hereby permitted shall be occupied until provision has been made within the site for cars to be parked and for the loading and unloading of vehicles, in accordance with details to be submitted to and agreed by the local planning authority.

Reason: To ensure a satisfactory development.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1110/93

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6. No development shall take place until the results of a specialist survey of the site to establish the presence or otherwise of toxic, noxious or explosive substances (including gases) have been submitted to the local planning authority.

Reason: In the interests of public health and safety.

7. No development shall take place until a scheme for nullifying the adverse effect of any land contamination identified as a result of condition 6 above has been submitted to and agreed by the local planning authority and any scheme so approved shall be implemented prior to the occupation of any part of the office buildings hereby permitted.

Reason: In the interests of public health and safety.

8. The development hereby permitted shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order)

Reason: For the avoidance of doubt.